



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **6 Montfort Road, Gloucester – GL2 0ES**

Gloucester

Guide Price **£250,000**

6 Montfort Road

Gloucester

Situated in a QUIET and HIGHLY SOUGHT-AFTER CUL-DE-SAC in the popular area of Longlevens, this SPACIOUS TWO-BEDROOM SEMI-DETACHED BUNGALOW offers a wonderful opportunity for buyers looking to create their ideal home. With SCENIC WALKS just moments away and EXCELLENT ACCESS to Gloucester, Cheltenham and a wide range of local amenities, the property combines a PEACFUL SETTING with exceptional convenience.

The property has been WELL MAINTAINED externally, with REPLACEMENT UPVC double-glazed windows and MODERN COMPOSITE FRONT AND SIDE ENTRANCE DOORS installed within the last six years, providing improved energy efficiency and kerb appeal.

Internally, the accommodation offers EXCELLENT POTENTIAL for modernisation and personalisation. There are two bedrooms, including a GENEROUS DOUBLE BEDROOM, alongside a SPACIOUS LOUNGE that provides an ideal space for relaxing and entertaining. The property also benefits from a GODD-SIZED FAMILY BATHROOM and a practical layout that could be enhanced to suit a variety of lifestyles.

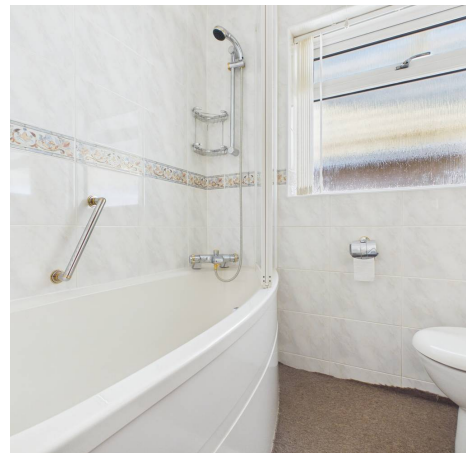
To the rear is a PRIVATE ENCLOSED GARDEN, perfect for enjoying the outdoors, complete with a useful BRICK-BUILT SHED providing additional storage.

Potential rental value of £1,295pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



Hallway

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Living Room

18' 2" x 9' 10" (5.54m x 3.00m)

Hallway

Bathroom

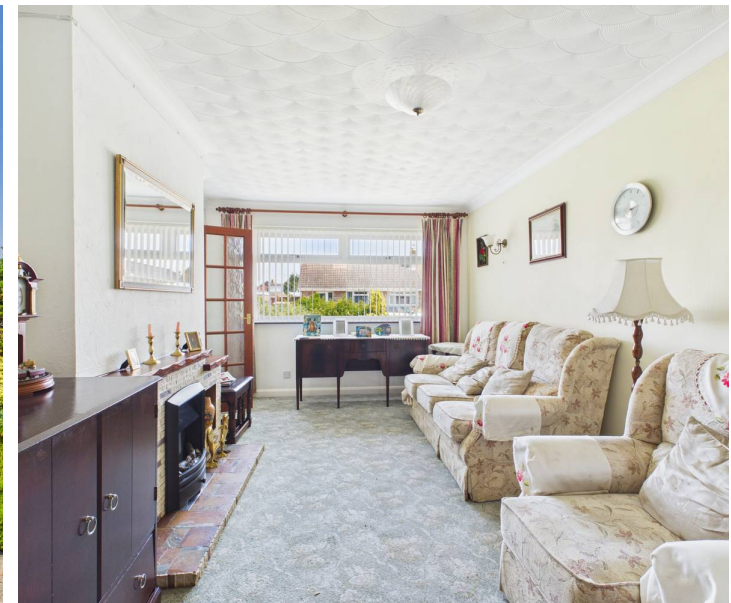
6' 5" x 5' 8" (1.96m x 1.73m)

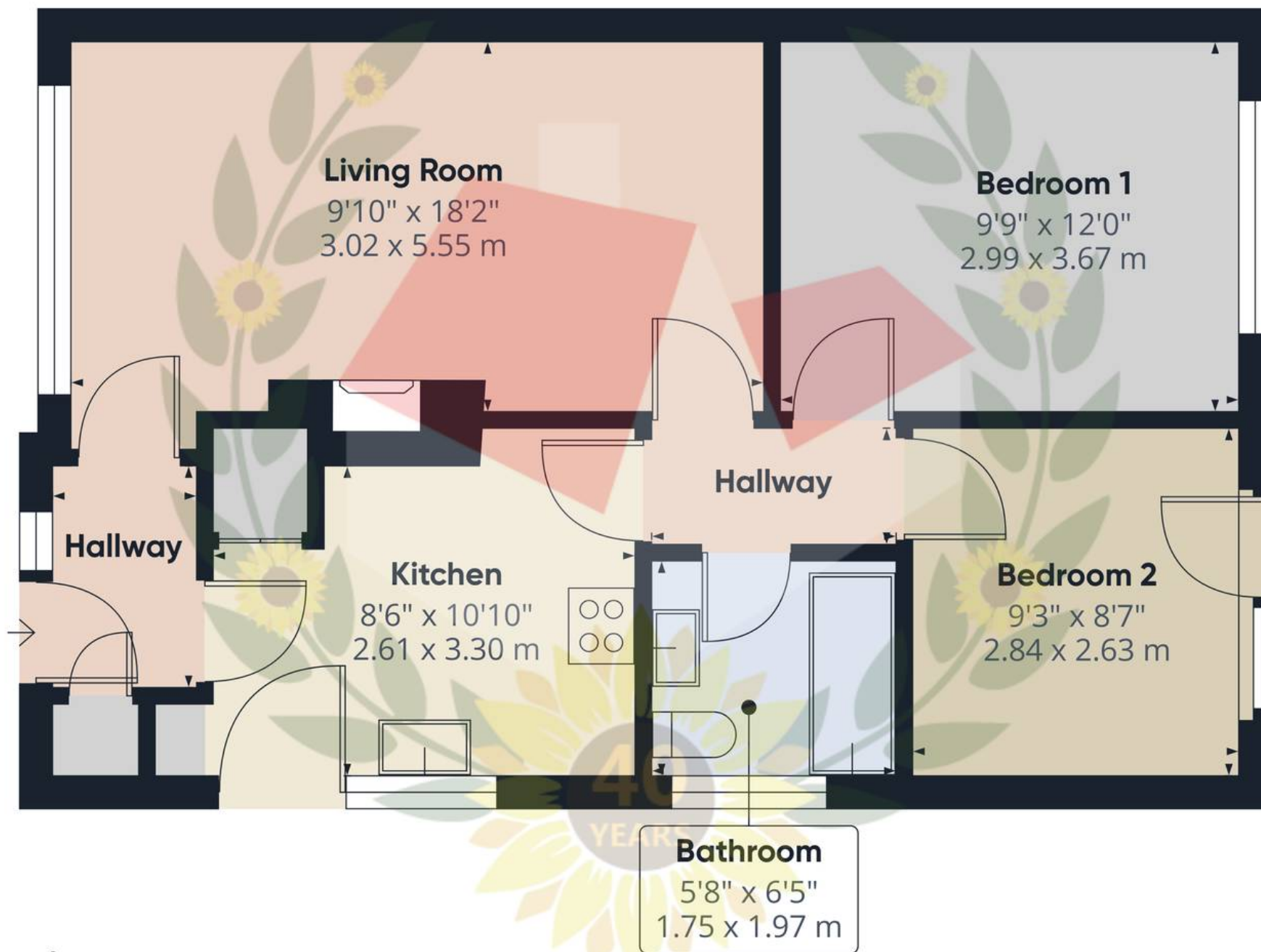
Bedroom 1

12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom 2

9' 3" x 8' 7" (2.82m x 2.62m)





Approximate total area⁽¹⁾

573 ft²

53.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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